

# Whitakers

Estate Agents



195 Belvoir Street

, Hull, HU5 3LS

£114,950



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## The Accommodation Comprises

### Entrance

UPVC double glazed door.

### Hallway

Laminated flooring and radiator.

### Lounge

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed bay window , open fire with decorative inset and tiled hearth.

### Dining Room

13'1 max x 10'9 (3.99m max x 3.28m)

UPVC double glazed window, understairs storage, laminate flooring and radiator.

### Kitchen

9'6 x 6'9 (2.90m x 2.06m)

UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Sink unit with a mixer tap over, integrated oven and hob with hood over and laminate flooring.

### Rear Lobby

6'9 x 6'0 (2.06m x 1.83m)

UPVC double glazed rear door, work tops with walls units above. Plumbing for an automatic washing machine and tiled floor.

### Bathroom

UPVC double glazed, panelled bath unit with mixer shower over, low flush WC, pedestal sink unit, tiled flooring and radiator.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

13'2 x 10'8 (4.01m x 3.25m)

UPVC double glazed window , built in storage and radiator.

### Bedroom Two

11'0 x 8'0 (3.35m x 2.44m)

UPVC double glazed window and radiator.

### Externally

Externally to the front of the property is a walled low maintenance garden, the rear garden is enclosed to the boundary and again low maintenance in design.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band A

### Material Information

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - Mobile Coverage EE/Vodafone/Three/O2

Broadband - Basic 11 Mbps/ Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

Tel: 01482 657657



We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

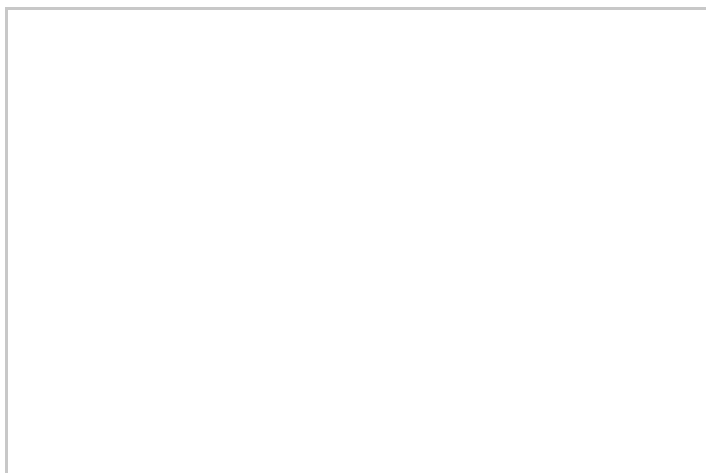
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#### Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



Road Map



Hybrid Map



Terrain Map



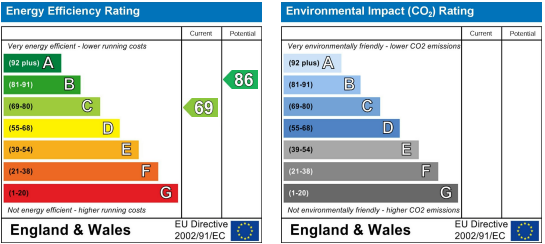
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.